



Tuesday, May 17, 2022

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, May 17, 2022, via Zoom Webinar, Mt. Gretna, Pennsylvania, Hal Myers presided.

A quorum was present including the following: Carmen Bianco, Kevin Burd, Don Dale, Ted Martin, Esther Mefferd, Hal Myers, Tammy Travitz, and Pat Wilmsen.

Joe Lamont and Katcha Neale were excused.

1) Call to Order, Hal Myers

The President called the meeting to order at 6:31 p.m.

2) Approval of Minutes

- a) Since the Minutes were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the revised April Minutes were approved on a motion by Kevin Burd, seconded by Esther Mefferd, and approved unanimously.

3) President's Report

- a) No report.

4) Treasurer's Report

- a) The April income and expense report, the year-to-date compared to budget report, and the April balance sheet were shared with the Board prior to the meeting and are attached to these minutes.
- b) Pat Wilmsen reported that 83% of the assessment due by the end of June have been received. The quarterly sewer bill to the Mt. Gretna Authority was paid in April. All expenses are within budget. No questions were asked.
- c) Don Dale made a motion to accept the Treasurer's April report. Tammy Travitz seconded the motion and it passed unanimously.

5) Committee Reports

a) Buildings & Grounds – Chair, Barb Myers

- (a) The B&G May meeting report was made available to the Board and to the Membership via the MGCA website prior to the evening's meeting. Highlights of that report are presented below:

(1) Three building permits were submitted to the B&G.

- (a) 612 2nd Street: Application to level and gravel parking area. The B&G asked for a survey and site plan in order for the committee to review. Permit recommendation on hold.
- (b) 203 Boehm Avenue – porch remodeling: The B&G determined the application would be for information only since no structural work would be done as part of the remodeling.
- (c) 600 2nd Street – Tree removal
- (d) 206 Castle Avenue – Tree removal

(2) Superintendent Activities:

- (a) Caleb Arnold started work as Superintendent on Monday, May 7th after our previous Superintendent left earlier than anticipated.
- (b) His main focus currently is to get the leaf and stick piles cleaned up.
- (3) The B&G has continued to assess condition of currently owned equipment and to compare that to equipment needs.
- (4) The B&G project list is attached to the B&G minutes. Of note:



- (a) The Violette Cassel Room at the Tabernacle is complete.
- (b) The Tabernacle foundation repairs are complete. Today the concrete slab storage space was sealed and that project is complete.
- (c) The asphalt sealing for the recently patched areas needs to be complete.
- (d) The Tabernacle Association asked the B&G to look at repairing the bell tower at the Tabernacle; the committee is currently seeking estimates.
- (5) Barb Myers thanked Pat Wilmsen and Carol Miller for all the work they put into the Earth Day activities in the Campmeeting.
- (b) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - (1) **Earth Day.** Pat thanked all the volunteers who came out to help. There was a nice article with photographs in the newsletter acknowledging all their hard work. Volunteers are still working to maintain beds and weed – more helpers are always welcome. Over 100 trees and shrubs were planted around the community, all donated by the 10 Million Tree project. Please help these trees and shrubs to thrive by protecting and watering them.
 - (2) **Tree at 2nd & Otterbein.** The tree was successfully removed last Tuesday.
 - (3) **Community Garden.** Pat Wilmsen gave a PowerPoint presentation that showed the future plans for the community garden to become a woodland garden. Previous estimates to re-establish a formal garden would range from \$25-\$80,000. This does not take into account the cost in labor and supplies to maintain the garden. The committee decided instead to establish a woodland garden which will provide shade and grow in a natural manner, requiring very low maintenance compared to formal gardens. The first phase has been to plant more trees in addition to several mid-size trees which are thriving. Invasive species have been removed. Eventually, leaf mulch will be used to help with weed control and soil amending. The committee has also been working to re-open the garden paths. Branches collected from the community will be chipped to place along the paths. Eventually, seating will be added along the paths.
- (c) Zoning Working Group, Ben Slotznick
 - (1) Ben Slotznick reported that he attended the West Cornwall Township (WCT) Supervisor's Meeting on May 9, 2022. The Township engineer, Jeff Steckbeck, reported that he had received the final draft of the new zoning ordinance and map, and that it was ready for the solicitor. The supervisors passed a motion to direct the solicitor to coordinate with the Planning Commission (PC) to finalize their draft of the new zoning ordinance and map and move it along to the required public hearing for adoption. The tentative schedule is as follows. In June the PC has to approve the finalized zoning ordinance and map; the date of that meeting was not specified. Then in June and July they will make the new zoning ordinance and map public, that would be approximately 3 weeks after approval by the PC. Finally, in August or September, the Supervisors would adopt the ordinance and map after public hearings. The Township solicitor, Tony Fitzgibbons, said that approximately 3 weeks after the PC approves the final ordinance and map, the ordinance and map will be available to the public on the Township website.
- (d) Tabernacle Renovation Working Group, Ted Martin
 - (1) No Report.
- (e) Storm Water Working Group, Kevin Skovira
 - (1) No report.



- (f) Water Tank Replacement Project, Joe Lamont
- (1) In Joe Lamont's absence, Hal Myers read Joe's report. On April 20th, the Campmeeting was approved for the PennVest low interest loan. The MGCA has met with the PennVest team, our attorney, and representatives from PennVest to review the funding offer and the general time frames to build a new water tank and system.
 - (2) Simultaneously, we are in discussions with the Mt. Gretna Water Authority to determine if the Authority may be an option that we want to explore. We are guided by the goal to provide the most prudent approach and will provide monthly updates in this meeting.
 - (3) Hal Myers added that approximately a year ago, the Authority gave a proposal on some terms for joining with them. They have been asked to revisit the proposal to see if their positions have changed. There is strong interest in performing a rate study, done by an engineering firm, to determine what the appropriate rate would be for water. The cost for this study could be anywhere from \$4,000 - \$15,000. Before moving towards a rate study, the MGCA will further explore what agreement terms the Authority is open to.
 - (4) A decision needs to be made in the near term.
- b) **Communications Committee – Hal Myers**
- (a) The spring newsletter was published.
 - (b) Hal Myers is planning to have a committee meeting in the near future to spread tasks across the committee to become more effective.
- c) **Community Activities & Recreation Committees – Tammy Travitz**
- (a) The porch sale was published in the newsletter and will be held May 28th from 8 a.m. – 2 p.m.
 - (b) The Heritage Festival's first show is June 11th at 7:30 p.m.
 - (c) Tammy Travitz thanked Kevin Wells, a new member to the committee, who helped out with children's activities for our Earth Day events.
 - (d) Ad-Hoc Library Committee – Sally Marisic
 - (1) No report.
- d) **Executive Committee**
- (a) Due to the urgency of finding a Superintendent, the Executive Committee worked with the B&G to expedite a hiring process in-between meetings of the Board of Managers. The Board had approved funding for the position, so no motion by the Board was necessary. The Executive Committee reviewed the hiring information, discussed the hiring of Caleb Arnold, and conducted a vote via email to affirm the recommendation by the B&G. All costs will stay within approved 2022 budget funding.
 - (b) Ad-Hoc Advancement Committee – Pat Brosious
 - (1) Pat Brosious thanked all the volunteers who have been making improvements to the community.
 - (a) Specifically, she thanked Jay Noble of the Mt. Gretna Art School for the project on Matthews Avenue.
 - (b) She thanked Paul and Tammy Friendshuh, who cleaned out portions of the Community Garden and its invasive plants.
 - (c) Additionally, she thanked all the volunteers who accomplished so much on Earth Day.
 - (d) The library volunteers were cleaning and preparing the library for the season.
 - (e) The Violette Cassel room, whose renovations were sponsored by Susan Engle, is now decorated with donations from the community provided by Cindy Dale, Jenn Kantmann, Larry



McKenna, Barb Myers, and Tammy Travitz. The owner of LaCigale gave some deep discounts to provide accessories. This room will be on the Tour of Homes, and we hope to use this occasion to market the space for future rentals. Additional volunteers to host during the Tour of Homes would be welcome; please contact the office if you can donate some time.

- (f) Finally, Pat Brosious thanked the Members who are working to improve their properties and bringing some of the older cottages back to life.
- (c) Ad-Hoc Archives Committee – Don Miller
 - (1) Hal Myers read Don Miller’s report. Flat files are set up for MGCA maps. Thanks to Don Dale for providing three additional filing cabinets for archive files.
- (d) Ad-Hoc Policy & Procedures Committee – Katcha Neale
 - (1) No report.
- e) **Finance Committee – Pat Wilmsen**
 - (a) The budget work will start next month.
 - (b) The committee discussed donations and has decided to repeat the donations made in 2021. Those donation amounts are within the 2022 budget. No objections were raised.
- f) **Nominations Committee – Esther Mefferd**
 - (a) Esther Mefferd invited Members to consider running for the Board of Managers. June 15 is the deadline to submit a brief biography and photograph for the ballot and the summer newsletter. The Communications Committee will send out an email reminder to all Members to submit the information in time.
 - (b) To clarify the March discussion for the Board’s empty seat, the By-Laws state the Board has the authority to fill the empty seat. If the remaining one year of the empty seat’s term is filled, it would be by a Board of Managers vote.
- g) **Property Ownership Committee – Kevin Burd**
 - (a) Ozzie & Stephanie Torres purchased 108 5th Street.
 - (b) Gretchen Thomas purchased 205 7th Street.
 - (c) Jeff Minnich and Sarah Stewart purchased 209 1st Street.
 - (d) Randall & Bonnie Miller purchased 204 3rd Street.
- h) **Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**
 - (a) Ted Martin re-iterated our great thanks to Susan Engle who provided a very generous donation to the Mt. Gretna Tabernacle Association’s Tabernacle Fund in order to support the Violette Cassel room project. The Tabernacle Association in turn provided all the funding necessary for the renovations.
 - (b) Ted Martin also pointed out that the Tabernacle Association funded the painting of the stage floor, a temporary measure to improve appearances until a more permanent improvement can be undertaken.
 - (c) The new signs for the Bible Festival have been hung along 117, thanks to the volunteers who made that happen.
 - (d) Esther Mefferd thanked everyone who helped with the Cassel room project.
- i) Pat Wilmsen made a motion to approve the committee reports. Seconded by Kevin Burd, the motion passed unanimously.



6) Old Business

a) Hybrid Meetings

Ted Martin is coordinating the technology and facilities for hybrid meetings. Ted and Hal Myers observed the Mt. Gretna United Methodist Church's system and both feel it is something that may work for our board meetings. There is going to be a test webinar scheduled before the June meeting to work out any problems. Therefore, we expect that a hybrid meeting will be possible in June.

Don Dale asked how many community members would be able to attend. Hal Myers responded that 6-7 board members should be able to attend, and community members could sit at the other end of the room. A fair number of community members could attend.

7) New Business

a) Pat Wilmsen reported that there is a live tree that has grown up against the carport of 600 2nd Street. When the wind blows, it causes the whole house to shake. Because of the way the tree has grown, there is no way to cut it back or trim it back to prevent it from shaking the structure. Pat Wilmsen made a motion to approve the building permit application submitted by the Members at 600 2nd Street for removal of the live tree touching their carport at the Member's expense. Seconded by Don Dale, the motion passed unanimously.

b) Pat Wilmsen reported that a small dogwood tree is growing into the house and there is no way to alter the structure to allow the tree to grow. Pat Wilmsen made a motion to approve the building permit application submitted by the Members at 206 Castle Avenue for removal of the live tree growing against their roof at the Member's expense. Seconded by Don Dale, the motion passed unanimously.

c) Hal read a request submitted to the Board by Don Miller. "I am requesting that the Board change the quiet time hours back to 11:00 p.m. With many of the plays, programs, and concerts at various Gretna locations ending around 9:30, it would be nice to congregate on our porches for more than a few minutes with friends and neighbors and engage in some conversation and laughter without fear of breaking the rules. I am also requesting this change for another reason. The quiet time was published as going from 11 to 10 p.m. in 2012, but cannot find anywhere in the minutes where it was voted on by the Board. Attached is an excel document which shows the changes in quiet times from 1952. Before 2012 it was never 10, in most cases it was 11, and for a few years it was midnight."

Don Dale made a motion to change the start of quiet hours from 10:00 p.m. to 11:00 p.m. Seconded by Tammy Travitz, the Board moved to discussion.

A general discussion of the pros and cons of a time change to quiet hours ensued. Some points brought out were that community feedback should be sought, possible differences could be made for weekdays vs. weekends. The consensus of the Board was that this was an issue that the Board needs community input on. Don Dale agreed and withdrew his motion.

The Board agreed to re-visit the issue at the June meeting after community input is solicited.

d) Hal Myers brought up wrong way driving on a one-way street as a point of discussion. Hal reported that he had observed a Member driving the wrong way on a one-way street to park next to their home. The Members stated they were "grandfathered" to be allowed to drive to their house in such a way, but did not have any documentation to support their claim. Hal informed them they could be fined for violating the rule. Hal's question is whether or not the Member should be fined for violating the rule. However, Hal also asked the Board to consider that there are many rules that are routinely violated for which Members are not fined. Hal pointed this event out to the Board because he believes the time has come for a review of our



rules and for the Board to decide whether or not we're going to enforce our rules and how we are uniformly going to enforce them.

Ted Martin stated that continually educating Members on the rules is always helpful. He agrees that enforcement of our rules is certainly an important discussion.

Kevin Burd agrees that education of Members with regard to rules is important. Kevin has observed that the major issues appear to be with long-term Members who don't think rules apply to them. New Members are educated through their orientations, but Members who have lived here for 20-30 years may have been given an informal understanding by previous Board Members or Superintendents.

Pat Wilmsen agreed that a working session may be in order to discuss various rules. Are our rules a hardship or is it just that people don't care about them.

- e) Pat Wilmsen thanked Barb and Hal for all the work they've been doing to support the Board and the community.

8) Open Forum

- a) Margaret Hopkins, 505 Glossbrenner. Asked that B&G meetings also be re-opened to the public as a hybrid meeting. Would be nice to know who is attending the meeting since attendees cannot see that list.
- b) George Leyh, 310 6th Street. Expressed that he agrees that a review of all the rules is called for, and consideration of why people might be ignoring the rules be taken into consideration. There may be very good reasons for their doing so. He also thanked the Board for moving towards hybrid meetings.
- c) Greg Warhola, 208 6th Street. Thanked the Board for seeking community input regarding quiet hours. As a full-time working resident, he highly values the 10:00 p.m. start for quiet hours. With regard to rules, his choice to buy a property here was influenced by the rules and would not want the community to ignore them. Would not want Members to encroach on community owned land any more than they do. Some rules are important, perhaps more leniency could be allowed for others.

9) Adjournment

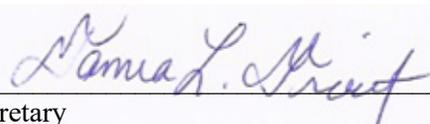
The meeting was adjourned at 8:35 p.m. on a motion by Pat Wilmsen, seconded by Don Dale, and unanimously approved.

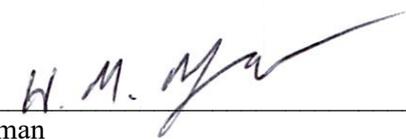
The next regular meeting will be held Tuesday, June 21st, 2022, at 6:30 p.m.

Attachments:

April Treasurer's Report

May B&G Committee Meeting Minutes


Secretary


Chairman